

**APPROVED MINUTES
PLAN COMMISSION MEETING
Thursday, May 23, 2019 at 7:00 p.m.
Jackson Village Hall
N168W20733 Main Street
Jackson, WI 53037**

1. Call to Order and Roll Call

Pres. Schwab called the meeting to order at 7:00 p.m.

Members present: Keith Berben, Dan Herro, Tr. Kruepke, Dan Reik and Jon Weil.

Member Absent: Tr. Emmrich.

Staff present: Collin Johnson, Brian Kober and Jilline Dobratz.

Also present: Jonathan Schatz, Ehlers.

Pres. Schwab introduced Dan Reik, the newest member of the Plan Commission, who was sworn in prior to tonight's meeting.

2. Public Hearing regarding the proposed project plan, boundaries and creation of Tax Incremental District No. 7

Pres. Schwab opened the Public Hearing. This item was considered previously at a Joint Review Board meeting immediately preceding the Plan Commission meeting and information has been published. No one spoke. Pres Schwab closed the Public Hearing.

3. Consideration of Resolution Designating Proposed Boundaries and Approving a Project Plan for Tax Incremental District No. 7, Village of Jackson, Wisconsin

Jonathon Schatz distributed and reviewed the draft project plan that has been moved forward by the Joint Review Board. This is a mixed use proposed TID district of commercial and residential planned uses. The proposed Municipal Building is not included in the boundaries of the TID. The proposed TID has a 20-year life with a 15-year expenditure period. The Village does not currently have a developer or any proposed developer. Pres. Schwab stated since the Village is going to have a Municipal/Public Safety Building, this is one of the most efficient ways to get the infrastructure in in a way that would benefit the Village in the long term.

Motion by Pres. Schwab, second by Jon Weil the Plan Commission recommend Village Board approve the creation of Tax Incremental District No. 7.

Vote: 5 ayes, 0 nays, 1 abstain (Tr. Kruepke). Motion carried.

4. Approval of the Plan Commission minutes of April 25, 2019

Motion by Pres. Schwab second by Dan Herro to approve the Plan Commission minutes of April 25, 2019.

Vote: 6 ayes, 0 nays. Motion carried.

5. Planned Unit Development – Culver's / Springfield Sign - Sign

Mark Wessell, CSO and founder of Springfield Sign was present and spoke on the proposal. Competitively they are behind as McDonalds and Dairy Queen have pylon

structures. They want to enjoy in the same advantages they have. They see some safety concerns with the manual changeable copy boards. The problems they have with a shared resource is it is very difficult to manage it with other businesses. There is no cost sharing by the development and time sharing a device is difficult. Brian Kober commented the code has not changed since the franchise was built. They are allowed one free standing sign on their property. Culver's has a sign on Highway 45. When the franchise was built in 1998-1999 there was a request to have a sign along Highway 60. The negotiation was a multi-use sign with Subway, BMO Harris and Culver's which has the Flavor of the Day listed. Motion by Pres. Schwab, second by Dan Herro to recommend Village Board deny the Planned Unit Development for Culver's / Springfield Sign - Sign. Vote: 6 ayes, 0 nays. Motion carried.

6. Concept Plan – Morning Meadows – Single Family Subdivision

Bill Carity was present and spoke on the proposal. He purchased the property in 2005 and at the time worked with the Town of Jackson on zoning the proposed subdivision. With the recession he decided to shelf it. He recognizes the parcel would need to be annexed into the Village and understands the adjoining 21-acre parcel owned by the DNR associated with Cedar Creek would need to be annexed as well. Sewer and water are immediately adjacent to this parcel on Sherman Road. The parcel is 65 acres, 51 tillable acres, and Cedar Creek runs through the northeast corner. The wetlands have been delineated. The intent of the proposed development, which is single family residential, would be to create a conservation type subdivision with 50 percent of the 65 acres to be preserved. The proposed lots are approximately 10,000 square feet with green space except for some corner lots. He would like to establish walking trails. Brian Kober commented a county permit for access into County P would be required. Dan Herro spoke in favor of preserving the green space around Cedar Creek. Bill Carity is requesting open ditches and is looking for feedback. Pres. Schwab stated it would be nice to have connectivity with the Village, but it is his understanding that the property to the north is owned by the DNR and the DNR would oppose a pathway to the property even if they allow annexation. Tr. Kruepke inquired on street lighting for safety. Bill Carity stated he is aware there will be requirements by engineering for lighting at entrances, bends in the street, at the ends of cul-de-sacs, spacing requirements and residential lighting in front of each home.

Motion by Jon Weil, second by Keith Berben to recommend the Village Board approve the Concept Plan for Morning Meadows – Single Family Subdivision per staff comments.

Vote: 6 ayes, 0 nays. Motion carried

7. Planned Unit Development – Preliminary Plat – Dittmar Realty – Maplewood Farms – Single Family Subdivision

Kevin Dittmar from Dittmar Realty, Inc. was present and stated there aren't changes from the Concept Plan. If the bidding process is favorable, they would like to start construction mid to late June.

Motion by Pres. Schwab, second by Tr. Kruepke to recommend the Village Board approve the Planned Unit Development– Preliminary Plat – Dittmar Realty – Maplewood Farms – Single Family Subdivision per staff comments.

Keith Berben asked about the four phases. Kevin Dittmar explained Phase 1 has infrastructure already. They are minimizing offsite disturbance. Tr. Kruepke asked about the trail system, what is the area between the lots? Kevin Dittmar said it will be mowed turf and unmowed prairie grass in the remainder of the green space.
Vote: 6 ayes, 0 nays. Motion carried.

8. Planned Unit Development – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision

Sarah Hillenbrand from Premier and Jared Schmidt with Robert E. Lee & Associates were present. Sarah Hillenbrand gave a presentation on the proposed subdivision located on the northeast corner of County Highway P and Rosewood Lane. They are intending to construct six 12-unit buildings for a total of 72 units on site. Jared Schmidt spoke on the site plan changes they incorporated from comments made by the Plan Commission. Brian Kober stated the reduced number of hydrants will be discussed with the Fire Chief. Jon Weil inquired on the sequence in which the building will be built. Sarah Hillenbrand commented that they have not established the sequence yet. Dan Herro questioned if they will have an on-site care taker. Sarah Hillenbrand stated they have an office and maintenance garage on the plan and will have an on-site manager. Motion by Pres. Schwab, second by Tr. Kruepke recommend the Village Board approve the Planned Unit Development– Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

9. Certified Survey Map – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision

Brian Kober clarified due to the process of removing Sylvester Circle, this Certified Survey Map is being created to sell the parcel, lot one, to Premier so they can develop the property. Kevin Dittmar will quick claim a portion of property to the Village. Motion by Pres. Schwab, second by Jon Weil recommend the Village Board approve the Certified Survey Map – Premier Rosewood Jackson LLC – Rosewood Lane Multi-Family Subdivision per staff comments.
Vote: 6 ayes, 0 nays. Motion carried.

10. Citizens to Address the Plan Commission

None.

11. Adjourn

Motion by Pres. Schwab, second by Dan Herro to adjourn.
Vote: 6 ayes, 0 nays. Meeting adjourned at 7:49 p.m.

Respectfully submitted,

Jilline Dobratz, *CMC/WCMC*
Village Clerk